

AGENDA
FLATHEAD COUNTY PLANNING BOARD
January 11, 2017

The Flathead County Planning Board will meet on **Wednesday, January 11, 2017** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Ste 200** Kalispell, Montana.

Please turn off all cellular telephones.

Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.

The Agenda for the meeting will be:

- A. Call to order and roll call
- B. Pledge of Allegiance
- C. Approval of the December 14, 2016 meeting minutes
- D. Election of Officers
- E. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)
- F. **Public Hearings: The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:**
 - 1. **FZC-16-16 Micheal & Sharon Tikka:** A zone change request by Micheal L. & Sharon A. Tikka in the Westside Zoning District. The proposal would change the zoning on a parcel containing approximately 10.196 acres from *AG-80/WVO (Agricultural/West Valley Overlay)* to *R-1 (Suburban Residential)*. The subject property is located at 294 Stillwater Road.
 - 2. **FPPUD-16-01 Thornton Motorsports LLC/FPP-16-07 Montana Raceway Subdivision:** A request from APEC Engineering, Inc., on behalf of Thornton Motorsports, LLC for Preliminary Planned Unit Development (PUD) and Preliminary Plat approval of Montana Raceway Subdivision, a 57-lot residential subdivision located at 3790 Highway 93 North near Kalispell. Containing approximately 40.6 acres, the subject property is located within the Highway 93 North zoning district and is currently zoned *AG-40 Agricultural*. The applicant has also requested a zone change from AG-40 to R-1 with an overlay PUD to increase density. The lots would be served by a public water supply and individual wastewater treatment systems with common drain fields.
 - 3. **FZTA-16-03 SWO Highway 93 South Whitefish Overlay:** A publicly initiated text amendment to the *Flathead County Zoning Regulations* proposed by the Flathead County Planning Board. The proposed text amendment will create a new overlay use district entitled *SWO Highway 93 South Whitefish Overlay*. And add the new overlay use district to the *Flathead County Zoning Regulations* as section 3.51. The general character of the proposed *SWO Highway 93 South Whitefish Overlay* is to institute increased design standards for new development within the Highway 93 corridor south of the City of Whitefish. The text amendment proposes to add additional landscaping and buffering standards, to add architectural standards, and add standards to reduce the visual impacts of signs and lighting.
 - 4. **FZC-16-15 SWO Highway 93 South Whitefish Overlay:** A publicly initiated zone change request by the Flathead County Planning Board in the Rural Whitefish and Blanchard Lake zoning districts. The proposal would change approximately 51.8 acres from SAG-5 (Suburban Agricultural) to B-2A (Secondary Business), approximately 4.4 acres from R-2.5 (Rural Residential) to B-2A (Secondary Business), approximately 218.5 acres from SAG-5 (Suburban Agricultural) to BSD (Business Service District), and approximately 148 acres from AG-20 (Agricultural) to SAG-5 (Suburban Agricultural). In addition, this entire rezoned area would also be placed in the SWO (Highway 93 South Whitefish Overlay) district. The property is located adjacent to the southern boundary of the City of Whitefish extending approximately 1.5 miles south and approximately ¼ mile east and ¼ mile west of the Highway 93 right-of-way in Sections 12 and 13, Township 30 North, Range 22 West, P.M.M., Flathead County, Montana.
- G. Old Business
- H. New Business
- I. Adjournment

Note: The next meeting will be held February 8, 2017.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.